

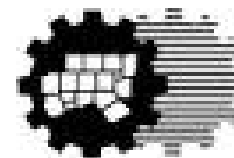


The Lake Worth Greenprint

(working title)

Lake Worth Regional Coordinating
Committee Meeting

April 24, 2014



North Central Texas
Council of Governments

Presentation Items

- Project background
- Water quality and recreation maps
- Conservation Finance Options report with Q&A
- Action Planning, Part II





Project Background

The Lake Worth Greenprint

Objectives

1. **Develop** a long-term vision for a Lake Worth open space network, and **involve stakeholders in the decision-making process.**
2. Build upon plans **already complete or underway, e.g. trail alignment study for Lake Worth, Lake Worth Vision Plan, and the Lake Worth CIIP.**
3. Identify lands most important **for lake water quality, as well as other related community driven open space/conservation goals.**
4. **Help the city and stakeholders** evaluate the relative importance of undeveloped land **in the watershed.**
5. **Evaluate** tools that can be used to protect Lake Worth's water quality.
6. **Provide education about** voluntary conservation easements (**CEs**) and their tax advantages to potential partners to make **CE opportunities** more widely understood and employed where appropriate.



Greenprinting Process

Current Conditions Analysis

Goal Setting & Public Engagement

Economic Benefit Study

GIS Data Collection & Mapping

Conservation Finance Resource Options Report

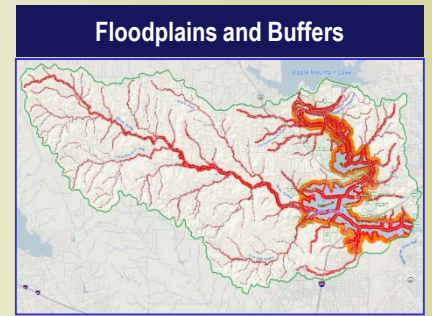
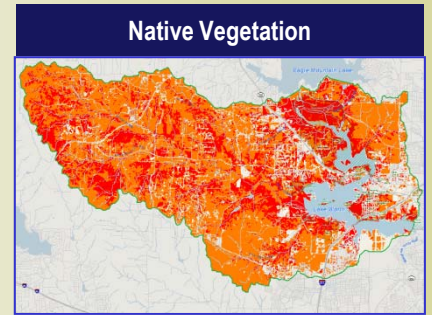
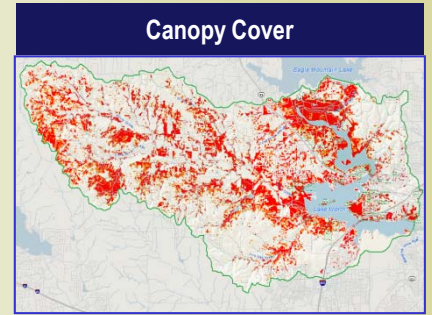
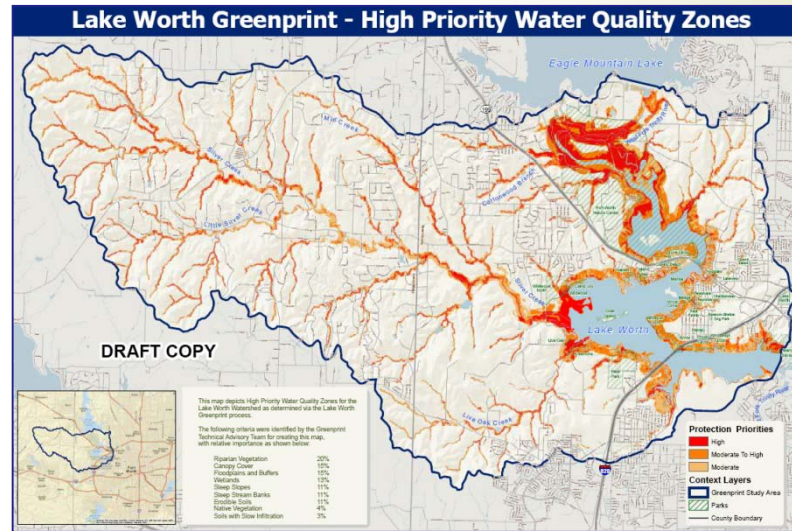
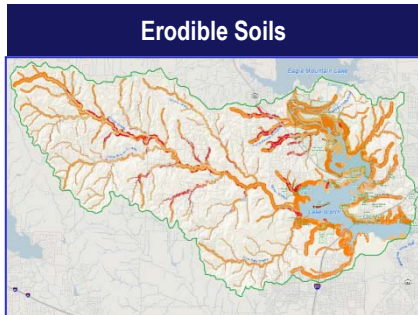
Action Planning / Recommendations

Communications Strategy



THE TRUST *for* PUBLIC LAND
CONSERVING LAND FOR PEOPLE

Mapping Results



Relative Weighting by Function

Nutrient uptake

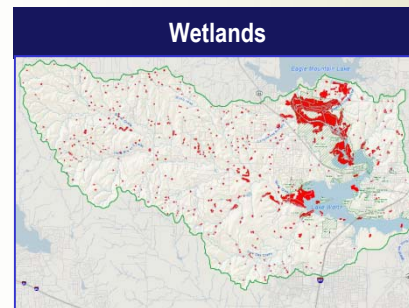
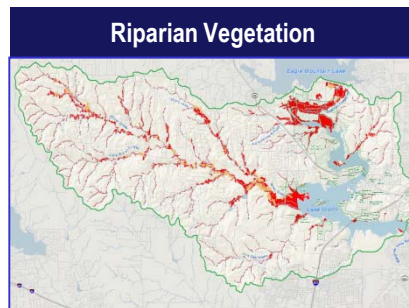
- Riparian vegetation 20%
- Wetlands 13%

Erosion prevention

- Steep Stream banks 11%
- Erodible Soils 11%
- Steep slopes 11%

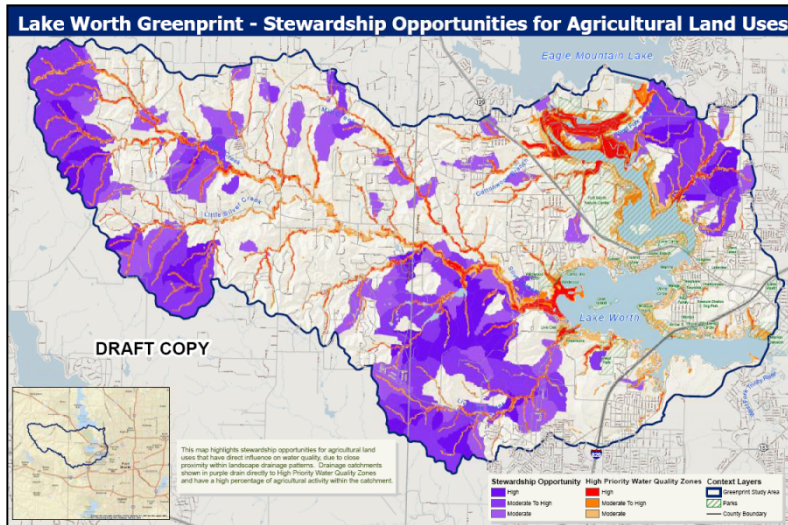
Multiple Benefits

- Canopy Cover 15%
- Native Vegetation 4%
- Floodplains and Buffers 15%

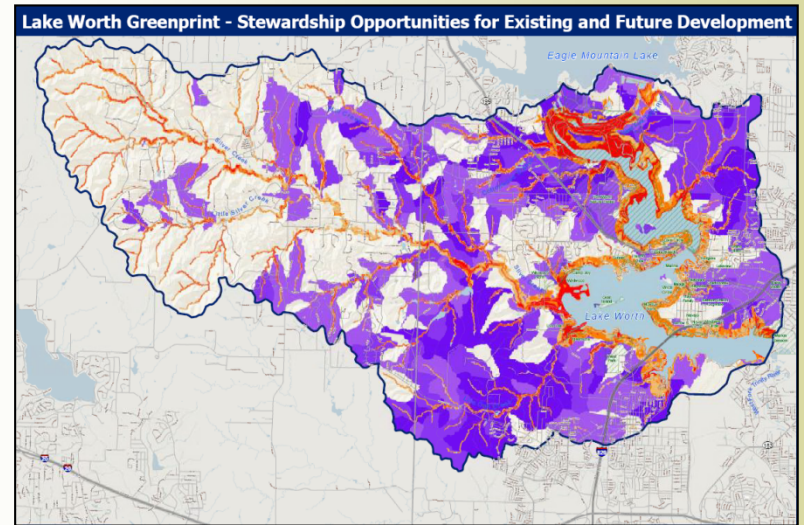




Stewardship Opportunities



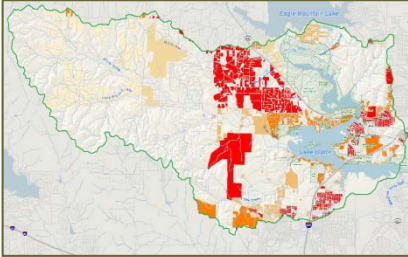
Stewardship Opportunities for Agricultural Land Uses



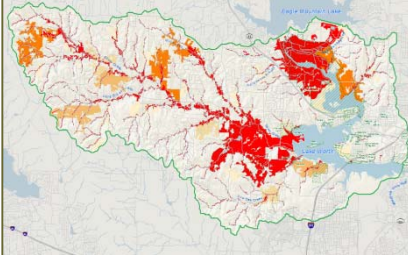
Stewardship Opportunities Existing and Future Development



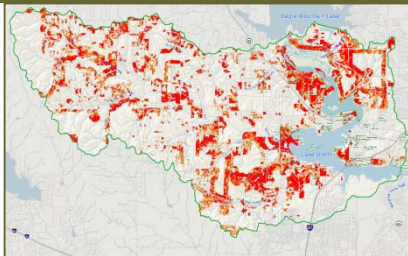
Fitness Zone Priority Neighborhoods



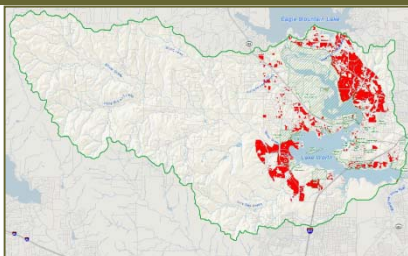
Wildlife Viewing



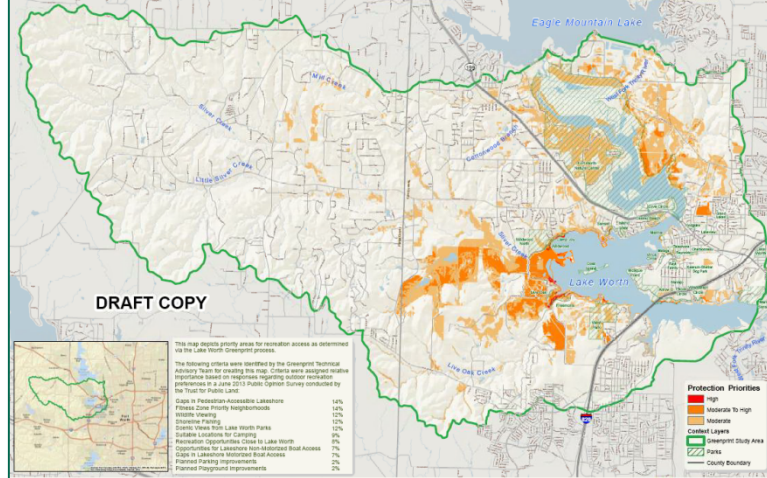
Suitable Locations for Camping



Scenic Views from Lake Worth Parks



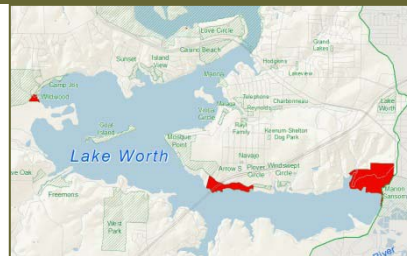
Lake Worth Greenprint - Provide Recreation Access to Lake



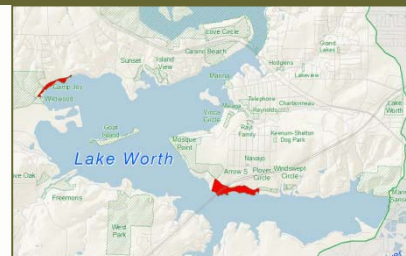
Relative Weighting based on Outdoor Recreation Preferences Survey June 2013

- Gaps in Pedestrian-Accessible Lakeshore 14%
- Fitness Zone Priority Neighborhoods 14%
- Wildlife Viewing 12%
- Opportunities for Shoreline Fishing 12%
- Scenic Views from Lake Worth Parks 12%
- Suitable Locations for Camping 9%
- Recreation Opportunities Close to Lake Worth 8%
- Opportunities for Lakeshore Non-Motorized Boat Access 7%
- Gaps in Lakeshore Motorized Boat Access 7%
- Planned Parking Improvements 2%
- Planned Playground Improvements 2%

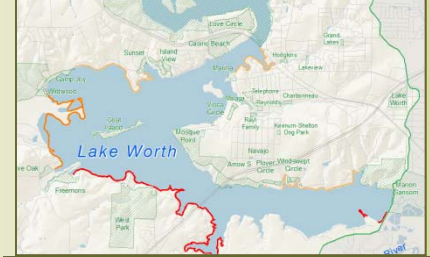
Planned Parking Improvements



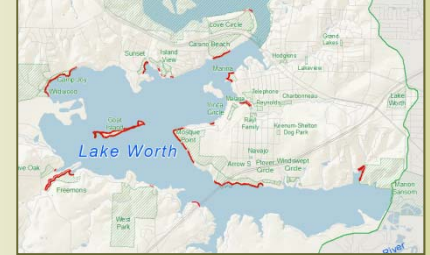
Planned Playground Improvements



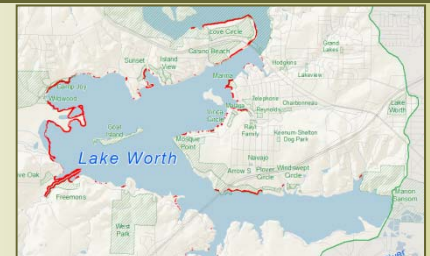
Gaps in Pedestrian Access to Lakeshore



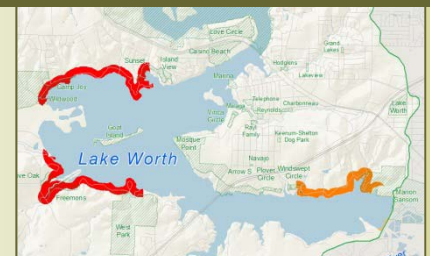
Opportunities for Shoreline Fishing



Opportunities Non-Motorized Boat

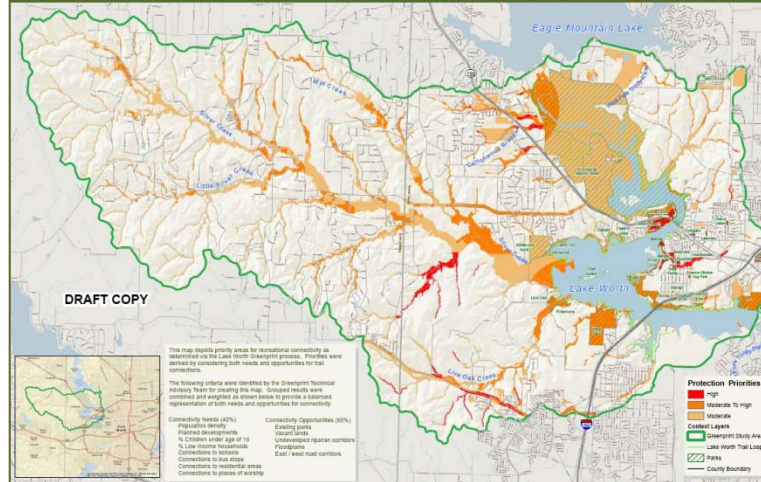


Gaps in Motorized Boat Access





Lake Worth Greenprint - Provide Recreational Connectivity to Lake Worth Trail



Connectivity Needs and Opportunities

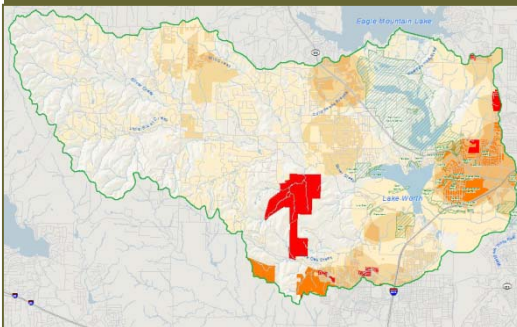
Connectivity Needs (40%)

Population density
Planned developments
% Children under age of 19
% Low income households
Connections to schools
Connections to bus stops
Connections to residential areas
Connections to places of worship

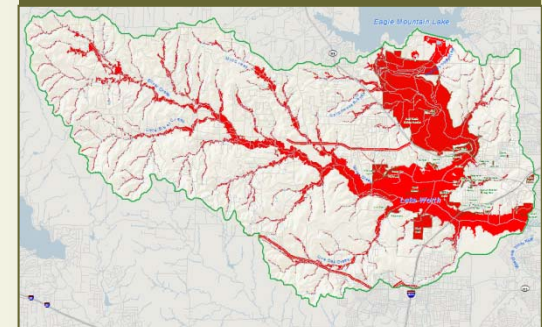
Connectivity Opportunities (60%)

Existing parks
Vacant lands
Undeveloped riparian corridors
Floodplains
East / west road corridors

Connectivity Needs



Connectivity Opportunities





Conservation Finance Resource Options



TPL's Conservation Finance Program

- **15+ years of experience** in developing, passing, and implementing funding measures for parks and conservation.
- **82 percent success rate** in passing 400+ ballot measures generating \$35 billion for parks and conservation around the country.
- **Nation's foremost experts** on how local and state governments finance parks and conservation.
- **Research capability** to develop and analyze data on funding options, economic benefits, and fiscal impacts.

Finance Options for Lake Worth

CONSERVATION FINANCE RESOURCE OPTIONS REPORT

APRIL 2014

LAKE WORTH WATERSHED, TEXAS



THE TRUST *for* PUBLIC LAND
LAND FOR PEOPLE

- Model programs
- Other communities
- Local finance options
- State funding programs
- Federal conservation funding

THE TRUST *for* PUBLIC LAND
LAND FOR PEOPLE

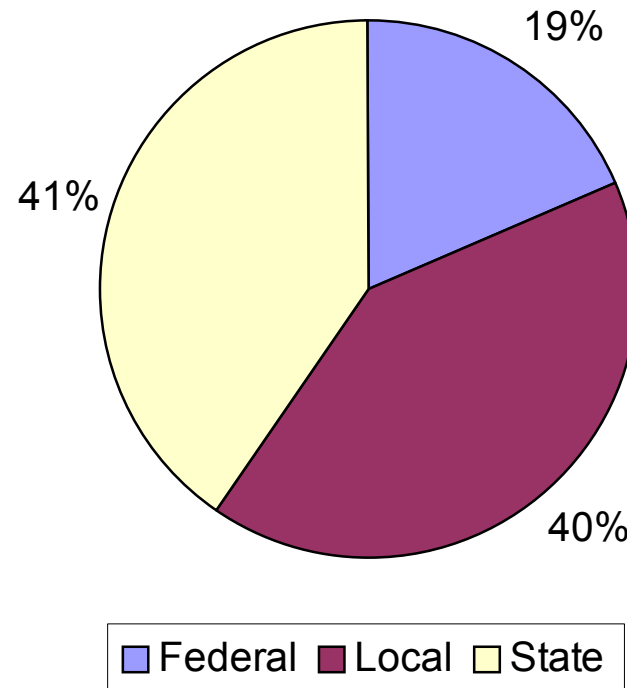


Finance Resource Options

- A funding quilt is the diverse set of reliable, long-term funding sources that come together to achieve land conservation objectives
- Local, state, federal and private sources of funding all have a role
- Every funding quilt is unique and evolves over time due to changing fiscal and political fortunes

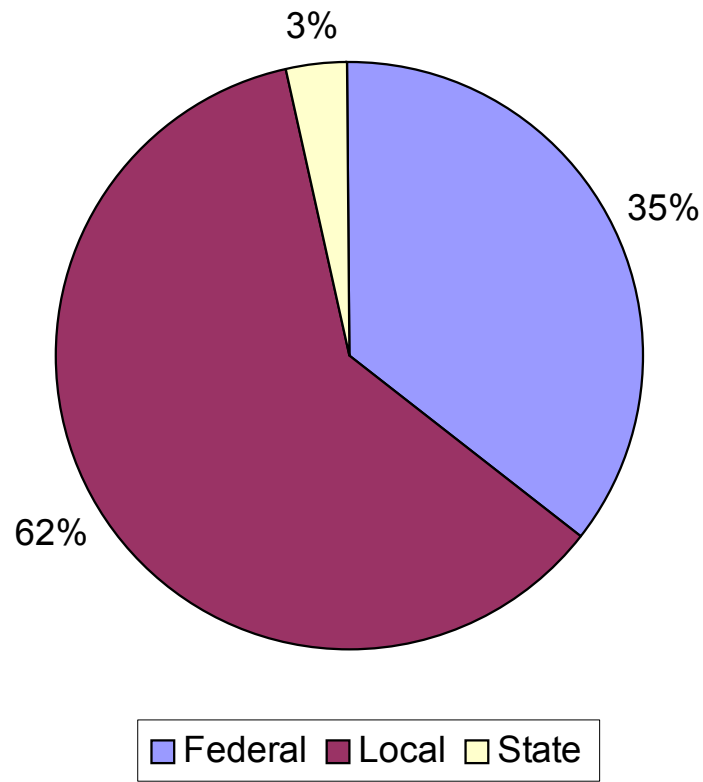
National Funding Quilt

**Sources of Public Land Conservation
Spending 1998 - 2008**



Texas Funding Quilt

**Sources of Public Land Conservation
Spending 1998 - 2008**



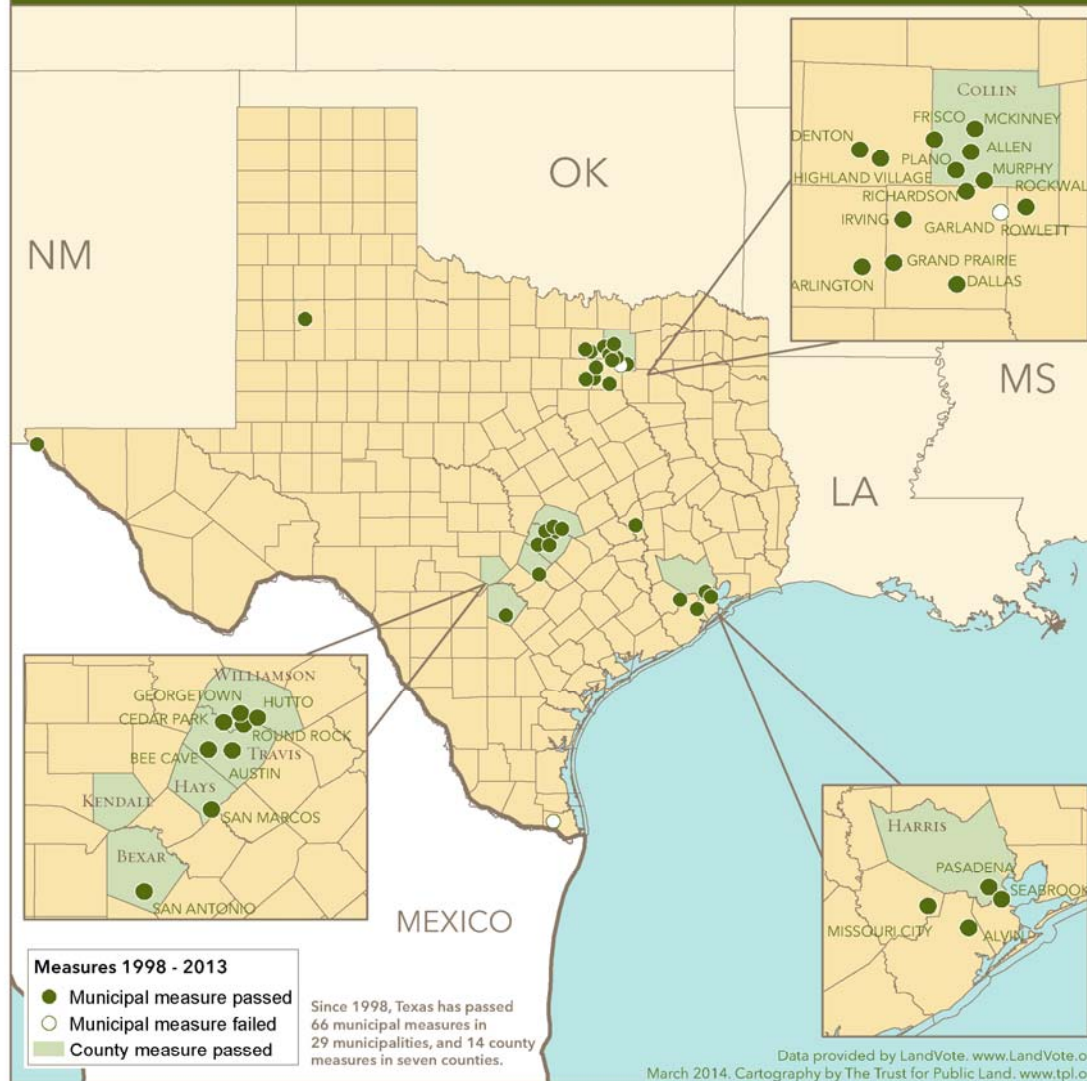


Why Local Funding is Essential

- Local funding is the foundation of any long-term land conservation efforts, including those to protect drinking water sources
- External funding – federal, state, private– can be an important, but secondary, means of completing a land conservation project
- Competition for external funding is fierce and may not be reliable due to ever-changing state and federal budget circumstances
- Provides a ready match to leverage other sources

TEXAS

LOCAL CONSERVATION MEASURES 1998 - 2013





Local Texas Conservation Success

- 1996 - 2013
- 99 local government measures
- 89 passed (90% success rate)
- Over \$1 billion



Key Questions in Approaching Conservation Finance

- Jurisdiction
- Funding Mechanisms
- Amount (and duration)
- Voter Support/Tax Tolerance
- Purposes/Uses of Funds
- Timing (choice of election date)
- Management/Accountability
- Opposition



Watershed Jurisdictions Considered

- City of Fort Worth
- City of Lake Worth
- Town of Lakeside



Funding Mechanisms

Local Public Finance Options in Texas for Watershed Protection & Parks

- Bonds (90 of the 99 measures)
- Sales Tax (9 measures)
- Property Tax
- Parkland Dedication / In-Lieu Fees
- User Fees / Utility Rates
- Oil & Gas Lease Revenue
- Tax Increment Financing

A vertical, stylized illustration on the left side of the slide. It features a mix of geometric and organic shapes in muted colors like olive green, tan, and grey. At the top, there's a grey rectangular shape with two vertical lines inside, resembling a building. Below it, a tan shape with a pointed top. Further down, a grey shape with a curved top. A green oval shape with a vertical line inside, possibly a tree. At the bottom, a grey rectangular shape with two vertical lines inside, similar to the one at the top. The overall style is abstract and modern.

Bonds

- Most common source of conservation funding
- Can be used for watershed acquisition now, while land is still available
- Majority voter approval required
- Costs are spread out over a long time horizon
- Bond proceeds may not be expended for maintenance and operations
- Interest increases the total cost.

Potential Bond Issue

Fort Worth Bond Financing Costs

Assumes a 20-year bond issue at 5.0% Interest Rate

2014 Net Taxable Value= \$41,442,385,142

Bond Issue	Annual Debt Svc	Tax Increase	Cost/ Ave./ Household*
30,000,000	\$2,407,278	0.006	\$6
50,000,000	\$4,012,129	0.010	\$9
70,000,000	\$5,616,981	0.014	\$13
100,000,000	\$8,024,259	0.019	\$19
150,000,000	\$12,036,388	0.029	\$28

*Based on average taxable value of single-family residence of \$95,559.

Lake Worth Bond Financing Costs

Assumes a 20-year bond issue at 5.0% Interest Rate

2014 Net Taxable Value= \$348,043,641

Bond Issue	Annual Debt Svc	Tax Increase	Cost/ Ave./ Household*
1,000,000	\$80,243	0.023	\$13
2,000,000	\$160,485	0.046	\$26
3,000,000	\$240,728	0.069	\$39
5,000,000	\$401,213	0.115	\$66
7,000,000	\$561,698	0.161	\$92

*Based on average taxable value of single-family residence of \$57,054.

Lakeside Bond Financing Costs

Assumes a 20-year bond issue at 5.0% Interest Rate

2014 Net Taxable Value= \$100,200,066

Bond Issue	Annual Debt Svc	Tax Increase	Cost/ Ave./ Household*
100,000	\$8,024	0.008	\$12
200,000	\$16,049	0.016	\$25
300,000	\$24,073	0.024	\$37
500,000	\$40,121	0.040	\$62
1,000,000	\$80,243	0.080	\$124

*Based on average taxable value of single-family residence of \$154,832.



Sales Tax

- Majority voter approval required
- Can be used both for acquisition and maintenance purposes
- Sales tax revenues can fluctuate with changing economic conditions.
- Not widely used for open space funding
- *Each of the municipalities in the study area is currently at the maximum allowable sales tax levy*



Economic Development Corporation

- Lake Worth and Lakeside each have an EDC
- Funded by sales tax revenue
- Can fund projects such as parks, museums, sports facilities and the development of water supply facilities or water conservation programs

Property Tax

- Can be used both for acquisition and maintenance purposes
- Funding level may be altered or eliminated based on annual budget

Property Tax Capacity				
Jurisdiction	Current M & O Rate	Remaining Capacity	Maximum @ \$20/Avg Home	
			Tax Rate	Revenue
Fort Worth	0.6759	0.1241	0.021	\$8,702,901
Lake Worth	0.14804	0.65196	0.036	\$125,296
Lakeside	0.37926	0.42074	0.013	\$13,026

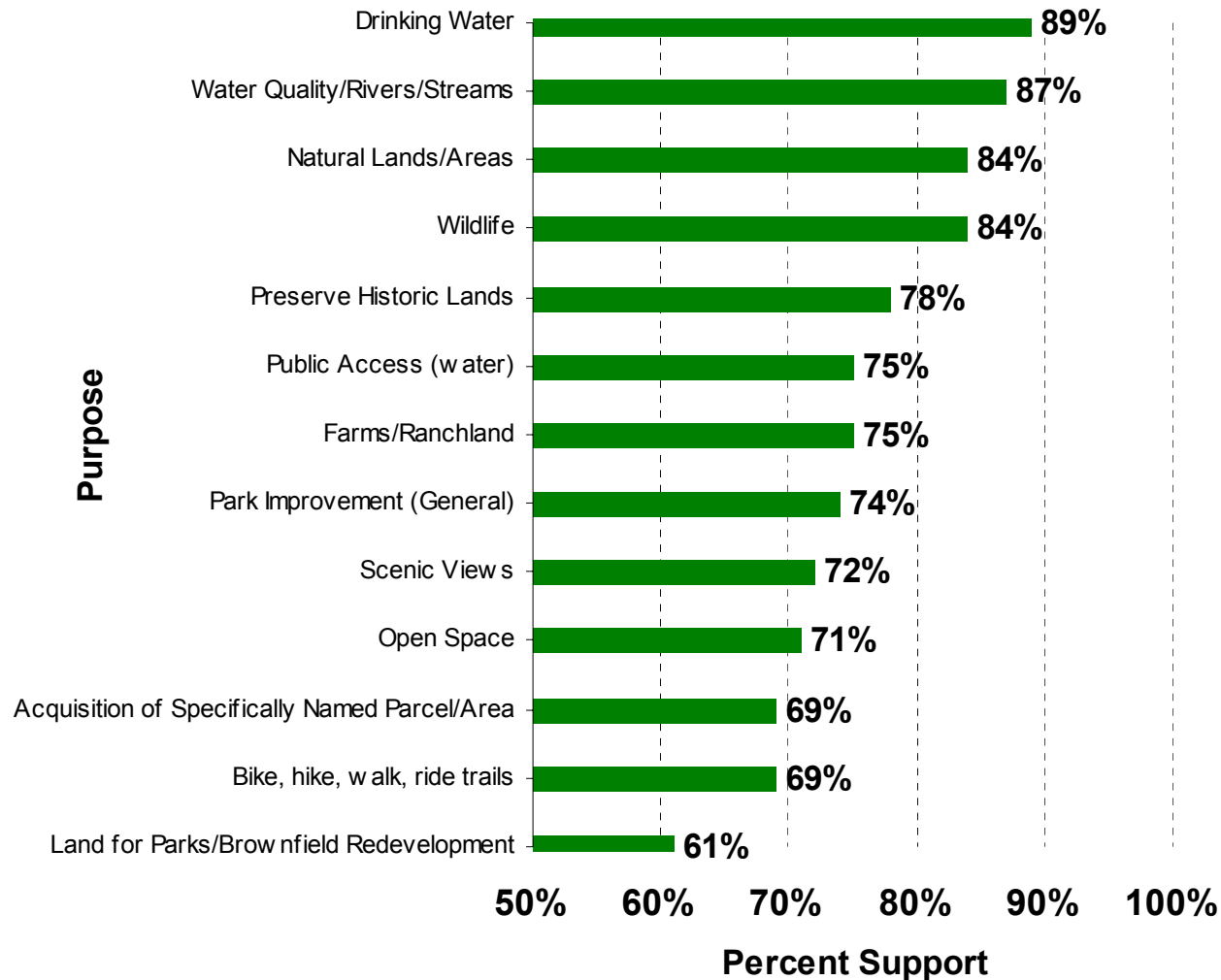


Additional Revenue Options

- Parkland Dedication / In-Lieu Fees
- User Fees / Utility Rates
- Oil & Gas Lease Revenue
- Tax Increment Financing

- State Conservation Programs
- Federal Funding

Voter Support of Conservation Purposes





Action Planning: From Brainstorming to Feasibility

- Indicate the 10 best ideas.
- Indicate the 10 worst ideas.



Action Planning: From Brainstorming to Feasibility

- For 3-5 best ideas, please write in the margins:
 - Who will do it?
 - How can it be done (orchestrated and paid for)?
 - When can it be completed?
- Add any new ideas (to back).